095.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,119,700 / 1,119,700
					USE VALUE:	1,119,700 / 1,119,700
					ASSESSED:	1,119,700 / 1,119,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WITKOWSKI THOMAS P
Owner 2:	DAVILA MARK A
Owner 3:	
Street 1:	2 LANGLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHAVES PHILIP/LILIETE -
Owner 2:	-
Street 1:	2 LANGLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,682 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 3691 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9682.000	619,300	3,100	497,300	1,119,700
Total Card	0.222	619,300	3,100	497,300	1,119,700
Total Parcel	0.222	619,300	3,100	497,300	1,119,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.36 | /Parcel: 303.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	619,300	3100	9,682.	497,300	1,119,700	1,119,700	Year End Roll	12/18/2019
2019	101	FV	438,700	3100	9,682.	497,300	939,100	939,100	Year End Roll	1/3/2019
2018	101	FV	438,700	3100	9,682.	426,300	868,100	868,100	Year End Roll	12/20/2017
2017	101	FV	438,700	3100	9,682.	397,900	839,700	839,700	Year End Roll	1/3/2017
2016	101	FV	438,700	3100	9,682.	341,000	782,800	782,800	Year End	1/4/2016
2015	101	FV	414,300	3100	9,682.	305,500	722,900	722,900	Year End Roll	12/11/2014
2014	101	FV	414,300	3100	9,682.	282,800	700,200	700,200	Year End Roll	12/16/2013
2013	101	FV	414,300	3100	9,682.	269,600	687,000	687,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAVES PHILIP/L	57395-498		9/2/2011		757,500	No	No		
DALY THOMAS F /	32300-366		1/30/2001		602,500	No	No	4	
DALY THOMAS F &	32300-362		1/30/2001	Family	1	No	No	4	
	21274-578		7/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2002	525	Redo Kit	54,000	C		G4	GR FY04	REMODEL KIT-NEW WI

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
12/2/2011	MLS	EMK	Ellen K
3/17/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9682		Sq. Ft.	Site		0	70.	0.73	4									497,326						497,300	

Total AC/HA: 0.22227 | Total SF/SM: 9682 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,326 | Spl Credit | Total: 497,300

User Acct

62531

GIS Ref

GIS Ref

Insp Date

11/16/18

!7827!

PRINT

Date	Time
12/10/20	22:25:59

LAST REV

Date	Time
06/20/19	16:00:26

apro

PAT ACCT. 7827

USER DEFINED

Prior Id # 1:	62531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00128794
Const Adj.:	0.99989998
Adj $ / SQ:	130.154
Other Features:	107244
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694322
Depreciation:	74987
Depreciated Total:	619335

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

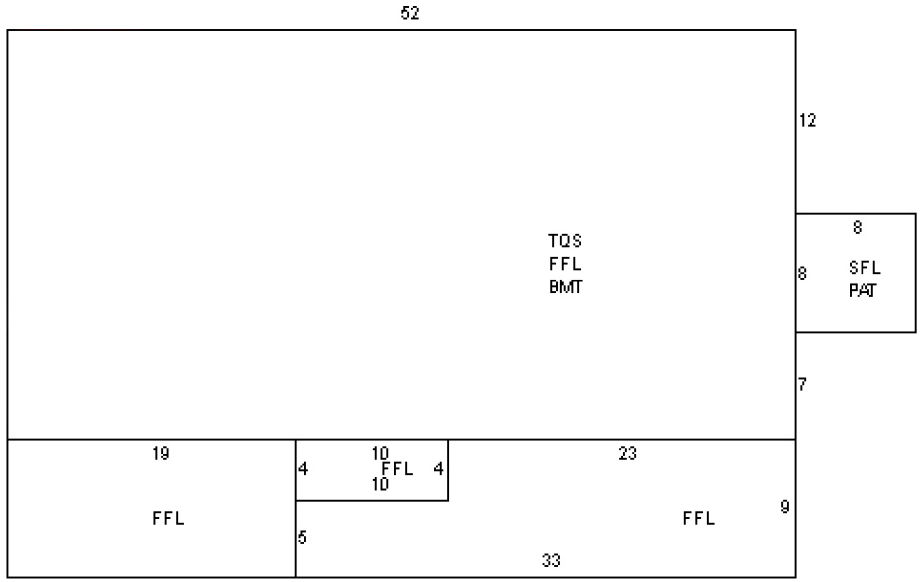
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.49
Special Features:	0	Val/Su Net:	138.95
Final Total:	619300	Val/Su SzAd	207.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,872	130.150	243,649
BMT	Basement	1,404	54.960	77,161
TQS	3/4 Story	1,053	130.150	137,053
PAT	Patio	64	6.000	384
SFL	Second Floor	64	130.150	8,330

Net Sketched Area:	4,457			Total:	466,577
Size Ad	2989	Gross Are	4808	FinArea	3691

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1959	28.89	T	40	101			3,100			3,100
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100